

**Winstonfield**  
*Residences*





## *The Company*

Winstonfield is a property development company that offers lifestyle residential and commercial properties to distinguished individuals and investors who seek apartments, penthouses, houses and offices that meet an exquisite timeless design and style beyond the ordinary.

The architectural vision of Winstonfield, aims to redefine and upgrade the residential and commercial lifestyle status quo by presenting state-of-the-art prime property units, which masterfully blend the timeless classy and contemporary features that are implemented with an elegant and sophisticated manner.

Winstonfield's philosophy is to create and construct lifestyle residencies in prime locations that will last through time. The firm cooperates with pioneer and leading architects and designers that settle only with the finest quality, providing freedom of flexibility and exclusivity.







# Winstonfield Residences

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Winstonfield Residences is a five star boutique secure gated complex. It has an intellectual, sophisticated, and aesthetic balance that incorporates the utmost of elegance, luxury, quality, high-tech and contemporary design lifestyle. Only the finest and most premium materials of the construction and development industry are used to ensure quality and customer satisfaction.

The residencies are located at one of the most prestigious and upcoming areas of Limassol only 150-200m from the beach. The project is only 5 minutes away from Limassol Marina and it is located amongst the best hotels, restaurants, shops, spa and wellness, and sunny beaches awarded for their crystal, clear blue waters of Limassol. Winstonfield Residences is located, just one block away from the seafront and provides all the benefits of living next to the sea. You can enjoy the lifestyle and the pace of life exactly the way you wish for, since you have the flexibility of endless available options according to your preferences.

Living at Winstonfield Residences is a selective choice of adopting a lifestyle that will indulge and rejuvenate your senses by enhancing your quality of living. It is a conscious choice of finding the balance between your body and mind since your home experience will be a unique, stress-free adventure of private and family entertaining moments, with unique views of the sea, mountain, and the city.

The superb luxury common areas, alongside the green areas provide a touch and element of unprecedented luxury lifestyle in living in one of the most prestigious residencies of Limassol.

In addition, the surrounded area has an easy access to supermarkets, banks, public transportation, and the main highway network as well as public and private schools.







# The Apartments

The contemporary, yet classy style of Winstonfield Residences, integrates the sophisticated art style with the collection of nine (9) superior apartments that define an exquisite way of life.



A prime selection of two (2) and three (3) bedroom apartments and penthouses (with the option to adjust and expand the capacity when purchasing off-plan), with a contemporary design that unites luxury, comfort and defines the ideal residence that will last through time. Each apartment is beautifully crafted with the best renowned layout, in order to provoke the sense of a real home that offers a luxurious balance of living.

The difference is on the details and every single stylish touch has been cautiously chosen with regard to convey the elements of functionality and comfort. Hence, the interior styling is designed by renowned haute couture designers and implements an absolute aspect of uniqueness, quality, and functionality of each m2, offering the imperial feeling of a luxury living.

Within the Winstonfield Residences, penthouse apartments provide an Avant – garde lifestyle that is the definition of a chic, thus stylish way of living. The Penthouses are set at the summit of the residential complex with a breathtaking panoramic view of the deep blue crystal water of the Mediterranean, Dasoudi forest area, mountain and Limassol views.



Each element has been very carefully considered in order to challenge and seduce your senses with its stylish, luxurious yet functional finishes. The private outdoor terrace, with a swimming pool and the sky garden area, adds the final touch of perfection of an enviable lifestyle with a magnificent view across the city seafront. The utmost quality of the interior, features an exquisite luxurious master suite with a lavish dressing area and storage and a stunning en – suite bathroom. The kitchen area is formed in a practical and effective way in order to expand its meaning as a social gathering point that the entire family and friends can enjoy in premium design, comfort and materials.





# Apartment Essentials

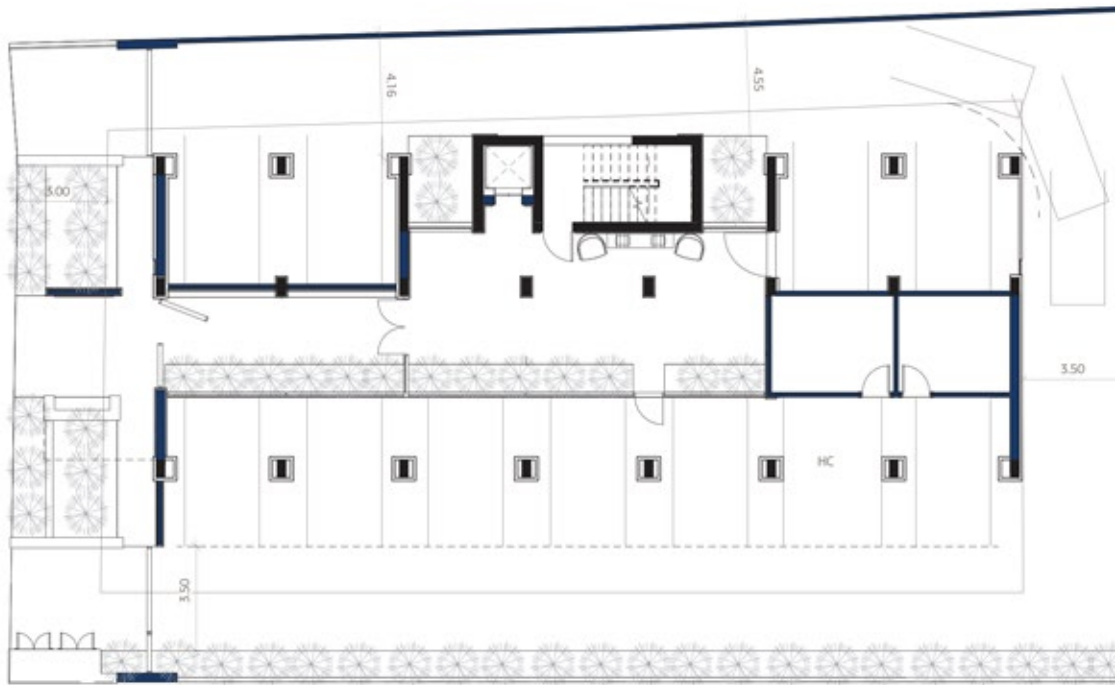
## FIXTURES & FITTINGS AESTHETIC FINISHES

### STRUCTURE AND WALLS

**Foundations:** Reinforced concrete.  
**Superstructure:** Reinforced concrete complying with all official earthquake requirements.  
**External walls:** 25cm brick masonry.  
**Internal walls:** 10cm brick masonry or 10cm total interior dry wall.

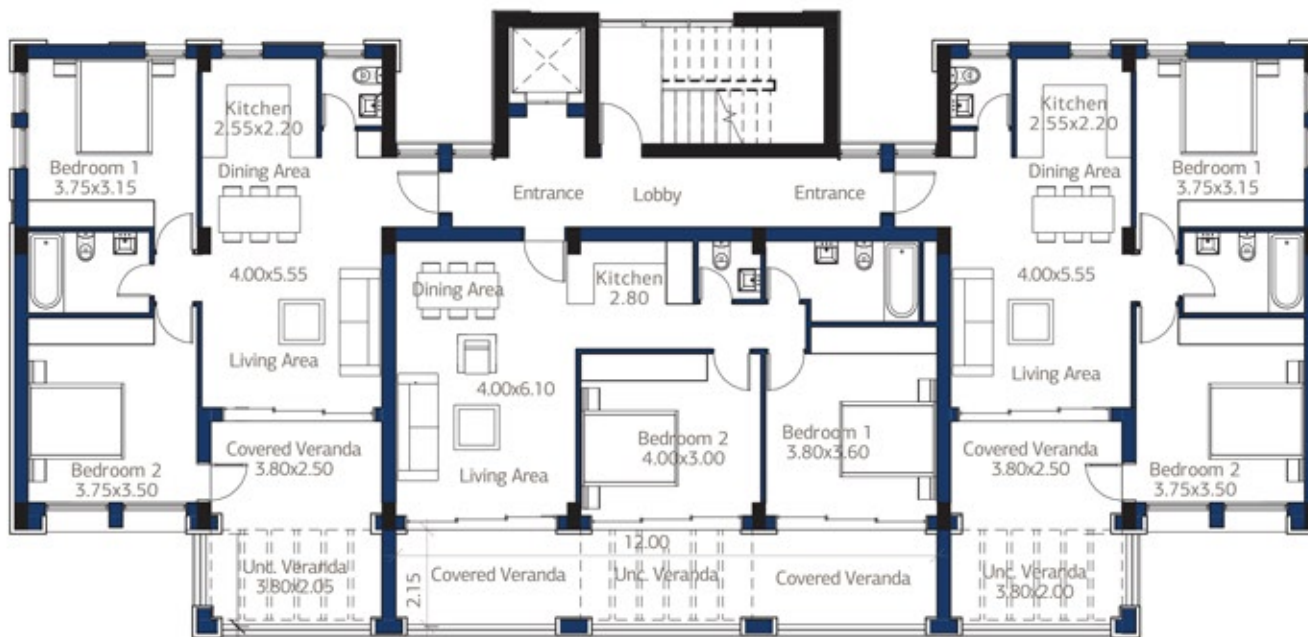
### EXTERNAL BUILDING FINISHES

**Walls:** Insulation - thermoprosopsis 5cm (Energy Performance Certificate cat B' will be issued for the building), Stone cladding, Exterior emulsion paint.  
**Floors:** Entrance / lobby area - Italian and Spanish marble tiles and granite. Parking area - aggregate stone concrete.  
**Doors/Windows:** High quality aluminium thermal series with double glazing energy efficient glass.  
**Entrance door/Gate:** Automated entrance door with code, high quality aluminium thermal series with double glazing energy efficient glass. Automated anodized metal entrance gate with security code. Security electronic access.  
**Balustrades:** Special safety glass with marble handrail.  
**Roof garden:** Penthouses roof garden accessible from the apartment veranda - raised deck area, Jacuzzi / swimming pool, BBQ area, covered shaded sitting area.  
**Landscape:** Soft landscaping including automatic irrigation system.



Ground Floor ▲

1st and 3rd Floor ▼



Flat 101, 301 ▲

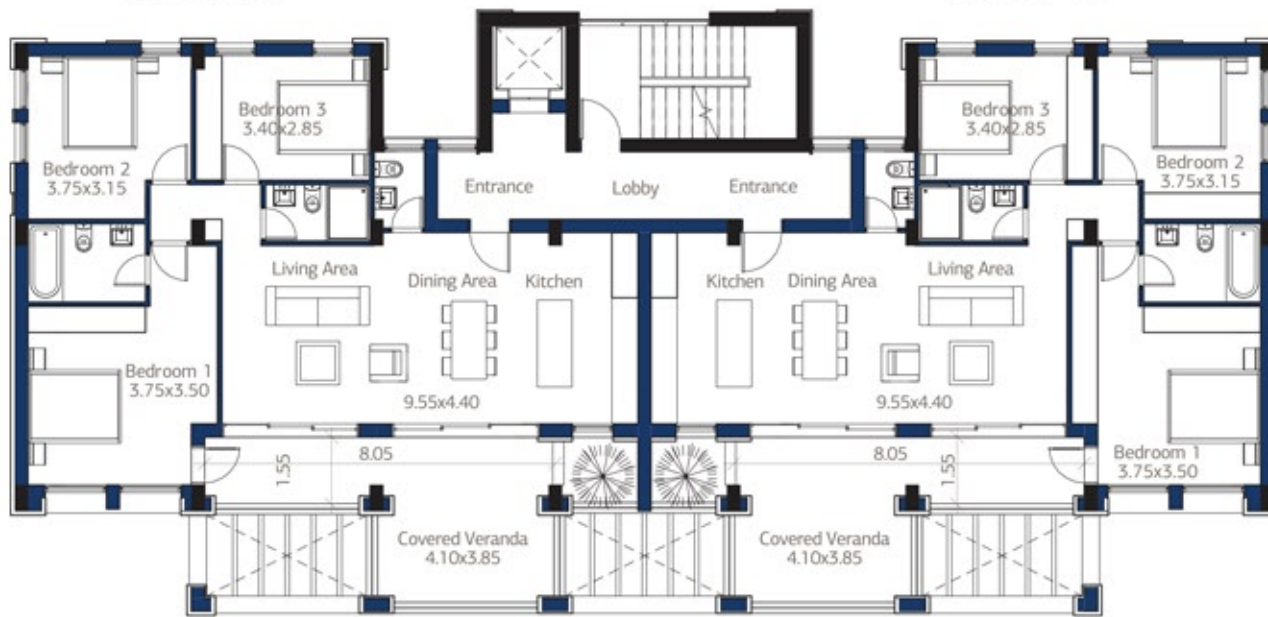
Flat 102, 302 ▲

Flat 103, 303 ▲



Flat 201, 401 ▼

Flat 202, 402 ▼



**INTERNAL BUILDING FINISHES**

**Walls:** Interior emulsion paint.

**Floors:** Common stairs and corridors - Italian and Spanish marble tiles.

Flat living areas - marble tiles / ceramic tiles/laminated wooden (real) floor.

Bedrooms - laminated wooden (real or synthetic) floor  
Kitchens - ceramic tiles.

Bathrooms - ceramic or marble tiles.

Verandas - ceramic or marble tiles.

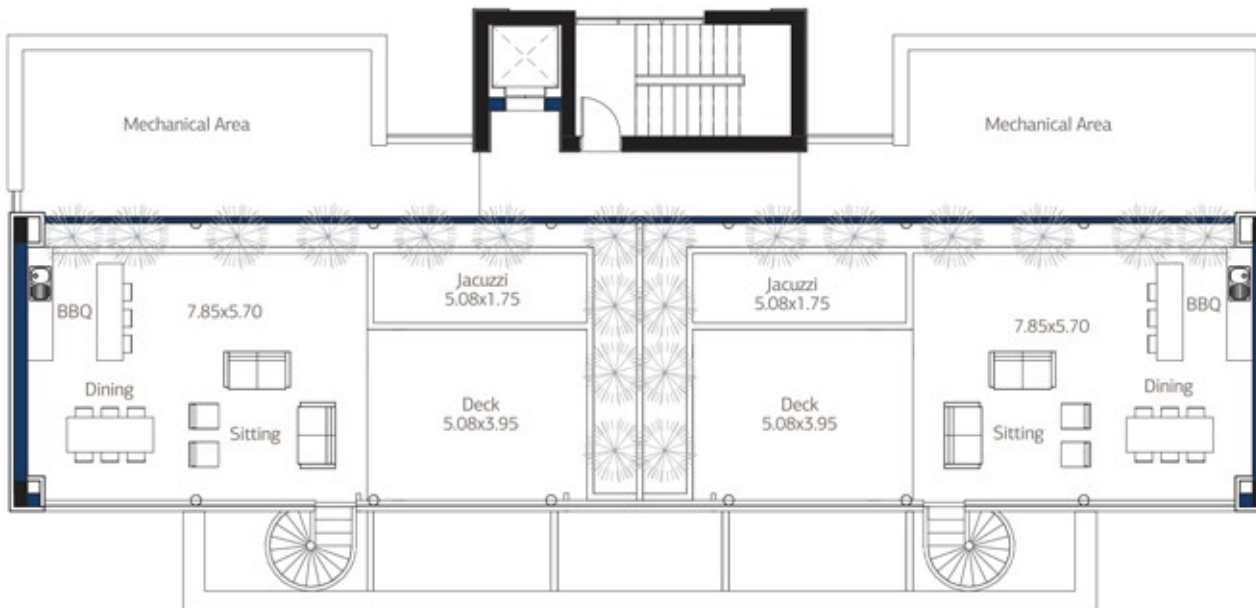
**Apartment Doors:** Entrance door - heavy duty fireproof door with wooden finish and security lock  
Internal doors - high quality security veneered wood or high quality varnished mdf.

**Carpentry:** Kitchen - hinged veneered wood or high quality varnished mdf door, granite or corian worktop.

Wardrobes - sliding or hinged veneered wood or high quality varnished mdf door.

2nd and 4th Floor ▲

Roof Garden ▼



**INSTALLATIONS**

**Plumbing/drainage:**

Hot & cold water - pipe to pipe system.

Pressurized system for hot and cold water.

Heavy duty water tank, High quality solar panels.

**Electrical:**

Installation of central structure cabling system with CAT6 cables for TV, telephone and computer.  
Installation of Wifi system.

Central home automation system to operate lighting and motorised blinds.

Common areas / parking - sensor lighting, videophone at the entrance door.

**Mechanical (HVAC):**

Central VRV system with indoor independent ceiling concealed units.

Underfloor heating through the VRV system and heat pumps.

Heated towel rails.

The information contained herein is for indicative purposes and the final specifications and designs will be stated in the contract of sale.



# Majestic Limassol

**Limassol is considered to be the first option for purchasing real estate due to its prime location, its beautiful coastal line and quality of living. It is located in the southern coast of the island. Limassol is renowned for its vibrant lifestyle and culture.**

It is a city that merges business and pleasure, and, it is full of pleasant surprises. With its modern infrastructure and facilities, it is renowned as a business, a financial services and marine centre all over Europe. Limassol is a city that constantly evolves, as it is driven by the challenges and the individual vision of people.

Limassol offers a variety of options according to your mood and preference. You may either enjoy the upgraded or rebuild facilities of the Old Port and

Medieval Castle area that offer a variety of shops, winning and dining, cafeterias, bar-clubs or you may visit the archeological sites.

Limassol is well known for its awarded beautiful seafronts and clear waters, as well as for its rich agenda of events. The climate is subtropical Mediterranean with a lot of sunshine and warm days that you will certainly enjoy for the majority of the year. In addition to the gorgeous seafront you will have access to forests and mountains within a short car drive of about 20 minutes.

By investing in Limassol real estate you will inevitably gain on capital appreciation on your property, due to the upcoming trend of real estate prices going up.



The island of Cyprus is a country with one of the lowest crime rates in the world. Cyprus residents are well mannered and are characterized by hospitality. English is the second language after the native Greek language and it is ensured that wherever you go in Cyprus you will be able to communicate effectively.

## Education

While all children are accepted in Cyprus' Greek-speaking public schools, there are also five major private English schools offering quality education to your children, starting from kindergarten all the way to secondary school. Additionally, there are several private English kindergartens and day care centers, just for the little ones.

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